

## VIII. IMPLEMENTATION PROCESS

### A. Overview

The Specific Plan is to be implemented through a public/private partnership. The implementation technique and approach is illustrated in Figure 23 and will include:

- **Adoption:** Adoption of the Specific Plan by the City.
- **Assessment district:** The creation of an assessment district covering all properties in the Specific Plan Area.
- **Construction Drawings:** The preparation of detailed designs and construction drawings.
- **Right-of-Way Use Documents:** City issued encroachment permits or leases on current City owned property and street rights-of-ways within the Specific Plan area.
- **Private Improvements:** Voluntary private property improvements by each individual property owner within the Specific Plan area.
- **Redevelopment:** The creation of a redevelopment project area to include the portions of the Specific Plan area that are currently not in a redevelopment area.
- **Phase I Construction:** First stage construction including the freeway sign, street lights, undergrounding utilities, entrance monuments, street improvements and employee parking lot - not requiring redevelopment.
- **Phase II Construction:** Second stage construction including any items requiring redevelopment.

### B. Assessment District

An assessment district should be formed consisting of all properties located within the Specific Plan Area. The assessment district will be used to fund the following improvements:

- Entry Monuments
- Street Lights
- Undergrounding Overhead Utilities
- Street Landscaping, Curb Returns, and Re-Striping
- Street Landscape and Lighting Maintenance
- Employee Parking Lot

- Detailed Designs & Working Drawings

### **C. Detailed Design and Construction Drawings**

Following adoption of the Specific Plan consultants will be hired to prepare detailed designs and construction drawings. The prime contractor would be a landscape architectural firm. Specialized sub-consultants would include:

- **Graphics:** High quality graphics are necessary throughout the Specific Plan area.
- **Lighting:** Effective lighting is an essential part of a night time marketing program.
- **Civil Engineering:** A number of the design proposals will require civil engineering drawings.
- **Concept Co-ordination:** It is essential that the concepts developed in the Specific Plan be carefully integrated in the detailed design and construction documents.

### **D. Private Improvements**

Individual property owners within the Specific Plan area should voluntarily undertake the following improvements:

- **Pole Signs:** Removal of all pole signs and replacement with monument and/or wall signs.
- **Lighting:** Replacement of existing outdoor light fixtures with those specified in the design guidelines.
- **Landscaping:** The addition of landscaping and upgraded landscaping per the design guidelines.
- **Freeway Sign:** Joint participation in the purchase of a new freeway sign.
- **Automobile Display Pads:** The addition of automobile display pads to street frontages per the design guidelines.

### **E. Redevelopment Project**

The City of Riverside Redevelopment Agency (RDA) should place a high priority on including the entire Specific Plan area within a redevelopment project area. Currently only the area north of Jefferson Street is within a redevelopment area.

Redevelopment is essential in order to:

- Have a long range supplement of financial resources to complement the assessment district.
- Resolve design problems that are not accommodated within voluntary efforts.
- Use land assembly as necessary to provide sites to accommodate all makes of automobiles and provide an attractive relation to the 91 Freeway.
- Recruit additional auto dealers to the Auto Center.

Figure 22 — Contemporary Raincross Street Light

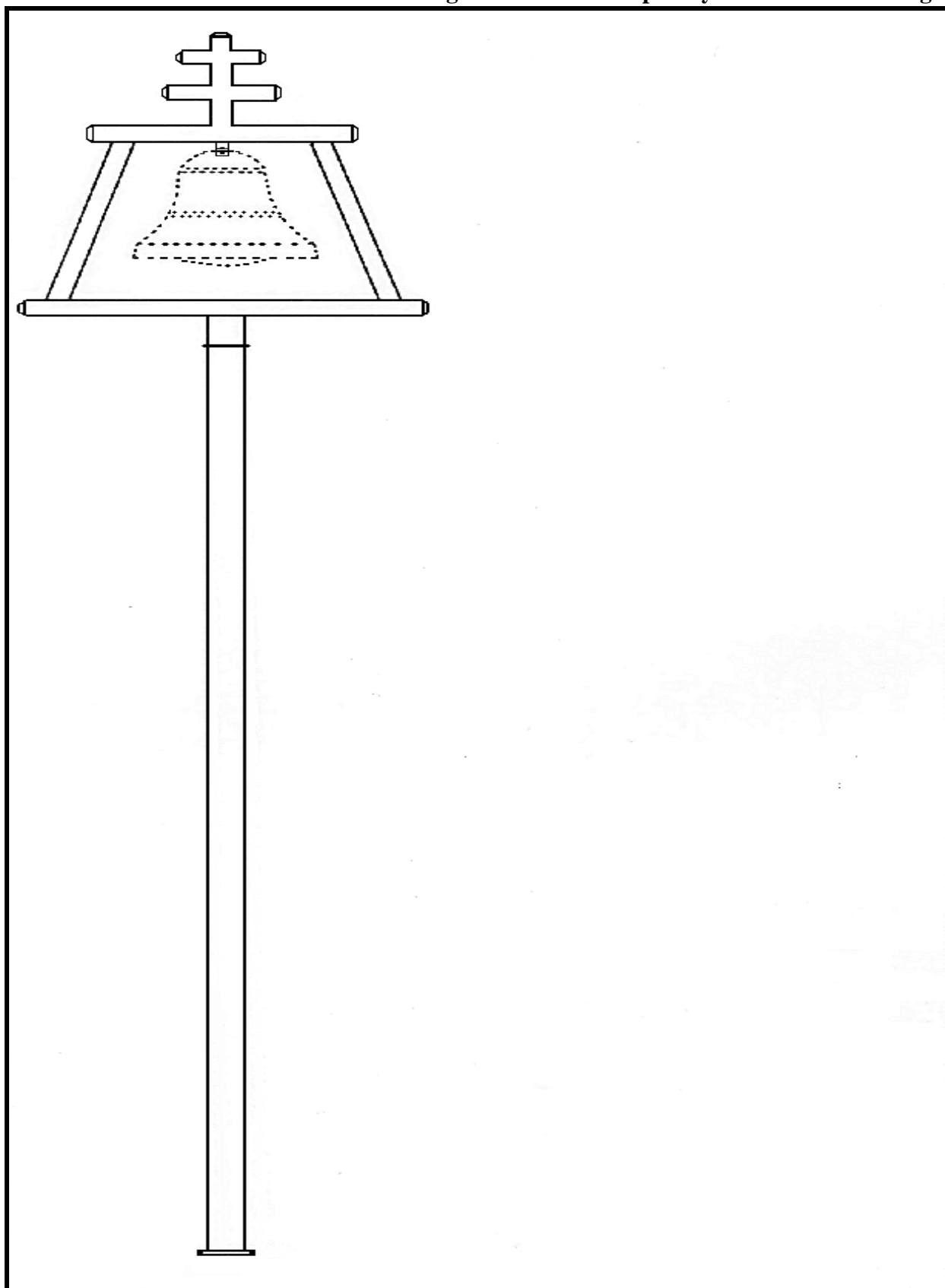


Figure 23 — Voluntary Private Property Improvements

